

# Adams County Planning Commission

Adams County Agricultural &  
Natural Resources Center  
670 Old Harrisburg Road  
Gettysburg, Pennsylvania 17325

## Meeting Minutes – October 20, 2021

### **Attendance:**

*Members* – John Lerew, Rick Crouse, Bill Smith, David Arndt Jr., Skip Strayer, Tom Streiff

*Commissioner* – Jim Martin

*Staff* – Jenna Smith, Rob Thaeler

*Public* - Kurt Taylor

**Adoption of Agenda:** Mr. Streiff made a motion to adopt the agenda. The motion was seconded by Mr. Strayer and passed unanimously.

**Minutes from September 17, 2021 Meeting:** Approved as submitted.

**Advanced Public Comments:** None

### **Subdivision and Land Development Report:**

*SLD Submissions:* 13 SLD plans were submitted in September 2021, two of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- TKC CXXX Gettysburg Shopping Center, Straban Twp. - Lot consolidation and subdivision
- Eagle Rock, Conewago Twp. - Resubmission of single-family residential development
- K & J Farm Market, Mt. Pleasant Twp. - Proposed storage buildings and parking area for existing farm market
- Petrus Holdings - Charcoal Property, Hamiltonban. - Construct chapel, storage buildings, and 14 hermitages
- ACNB Biglerville Branch, Butler Twp. - Proposed bank building with drive thru, 22 parking spaces
- Thomas Hangar Project, Liberty Twp. - New hangar, gravel driveway, concrete apron

*67/68 Submissions:* 6 67/68 land use consistency reviews were submitted in September 2021, including:

- Culvert Replacement, UnionTwp. - NPDES Stormwater/Construction
- Water Allocation Permit Renewal, Cumberland Twp. - NPDES General Permit
- Bridge Replacement, Highland Twp. - General Permit 11
- ACNB, Butler Twp. - NPDES Stormwater/Construction
- Ashkay Vidyarthi, Germany Twp. - NPDES Stormwater/Construction
- GMA Phase 2 Interceptor Replacement, Gettysburg Boro. - NPDES Stormwater/Construction

*Municipal/Misc. Reviews:* 4 municipal reviews and Comprehensive Plans/Misc. were submitted in September 2021, including:

- Abbottstown Boro. - Zoning Map Amendment
- Berwick Twp. - Zoning Ordinance amendment for fences/walls
- Mt. Joy Twp. - SALDO amendment removing 15 day provision
- Hamilton Twp. - Zoning Ordinance amendment regarding communication towers

### **County Zoning:**

#### *Fohl Farm, LLC. Special Exception*

Fohl Farm, LLC. has submitted a Special Exception application to the Adams County Zoning Hearing Board to allow for a Farm Market/Agritourism use at 265 Fairgrounds Road in Menallen Township. The property is located in the Land Conservation (LC) District of the Adams County Zoning Ordinance.

Staff Recommendation: The Office of Planning and Development does not object to the development of a Farm Market / Agricultural Tourism use on the subject property. The application, as submitted, already demonstrates compliance with a majority of the applicable requirements for proposed use. However, some further detail is necessary to document full compliance with the requirements. ACOPD recommends that the ACPC recommend that the ACZHB approve the submitted special exception under the conditions:

- That the applicant confirms the location of the 500 square foot indoor space within which Agricultural Tourism related functions will occur.
- That confirmation be provided as to whether ADA compliant handicapped parking spaces will be required for the use.
- That the Zoning Hearing Board confirm the minimum required parking spaces for the use, and that at least 50% of the required parking spaces will be gravel surface spaces.
- That the Zoning Hearing Board confirm whether bumper blocks are proposed for the parallel parking spaces. If such bumper blocks are not proposed, that the Zoning Hearing Board require that the parallel parking spaces be reoriented in a manner such that bumper blocks can be effectively applied as required.
- That the Zoning Hearing Board confirm whether any lighting is required for the parking area associated with the use.

Some discussion occurred regarding parking arrangements, the possibility of increased traffic on Fairgrounds Road, and other further clarification on the plans for the property.

Mr. Crouse made a motion to recommend that the ACZHB approve the special exception when conditions of approval are applied. The motion was seconded by Mr. Streiff and passed unanimously.

### **Staff Updates**

#### *Hanover Shoe Farms Project*

An update was provided regarding Conewago and Union townships contributions towards the preservation of several Hanover Shoe Farms properties.

*Heritage Plan*

Another update was provided regarding the update of the heritage component of the County Comprehensive Plan. Staff is currently in the process of meeting with preservation groups, organizations with a focus on County or local history, and groups that work to further heritage tourism to compare visions for the future of historic preservation efforts in the County. Further actions are likely to include a meeting facilitated by staff including these groups to discuss this vision as a whole, and to give feedback throughout the plan development process. Municipal and public participation will come shortly afterwards.

**Member Comments:** None

**Staff Comments:** None

**Public Comments:** None

**Adjournment:** 8:16